



Township of

COUNTY OF SOMERSET
OFFICE OF PLANNING AND ZONING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844

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**TOWNSHIP OF HILLSBOROUGH
PLANNING BOARD PUBLIC MEETING AGENDA
September 08, 2016
Municipal Courtroom - 7:30 p.m.**

CALL TO ORDER
PLEDGE OF ALLEGIANCE

NOTICE OF MEETING - This meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

ROLL CALL

_____ Mayor Frank DelCore	_____ Sam Conard
_____ Robert Wagner, Jr.	_____ Shawn Lipani, Chairman
_____ Deputy Mayor Carl Suraci	_____ Kenneth Hesthag, Secretary
_____ Robert Peason	_____ Sally Becorena (Alt. #1)
_____ Vacant	_____ Stephanie Forrest (Alt. #2)
_____ Neil Julian, Vice Chairman	

DISPOSITION OF MINUTES

DISPOSITION OF RESOLUTIONS

- John Zamkotowicz – File 07-PB-26-MJ (2016 Extension)

PLANNING BOARD BUSINESS

SPECIAL COMMITTEE REPORTS

BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

- **Mountainview Assoc., LLC / R. GROSSO** – File 16-PB-07-SRV – Block 152.03, Lot 13 (formerly Block 152, Lot 35.01) – 284 Route 206. Applicant seeking Amended Preliminary and Final Major Site Plan Approval; 'c' bulk variances for relief from minimum front yard setback; minimum side yard setback; maximum impervious coverage; and application waivers from providing an Environmental Impact Statement, Community Impact Statement, and Traffic Impact Study (additional parking and buffer waivers identified); to renovate the existing 3,232 sf. building, construct a 1,565 sf. addition, and construct six new parking spaces, on property in the OLC, Office Light Commercial Zoning District. (*EC Review: 07-25-16*)
- **Dukes Parkway, LLC / LEVONAITIS** – File 16-PB-10-SRV – Block 58.03, Lot 1 (formerly known as Block 58, Lot 70) – 280 Dukes Parkway East. Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' Bulk Variances for relief from minimum lot area; minimum lot width; minimum front yard setback for the existing building; minimum side yard setbacks for existing and proposed buildings; minimum buffers for the existing building and parking lot; parking waivers for parking stall size and parking aisle width; and application waivers from providing an Environmental Impact Study, Community Impact Study, and Traffic Impact Study; to renovate the existing 2,739 sf. building as an office and construct a 3,850 sf. pole barn in the rear of the property for storage, and construct ten parking spaces, on property in the I-2, Light Industrial Zoning District (*EC Agenda: 07-25-16*).

CORRESPONDENCE

ADJOURNMENT

Next Meetings:
September 22 – Business Meeting
October 06, 2016 – Regular Meeting